

**MINUTES OF A REGULAR MEETING OF THE JASPER PLAN COMMISSION
OF THE CITY OF JASPER, INDIANA AND PUBLIC HEARING
July 1, 2015**

President Paul Lorey called the Regular Meeting of the Jasper Plan Commission to order at 8:00 p.m. Recording Secretary Kathy Pfister took roll call as follows:

Paul Lorey, President	-Present	Randy Mehringer	-Present
Jim Schroeder, Vice President	-Present	Cindy Recker	-Present
Bernita Berger, Secretary	-Absent	Meredith Voegerl	-Present
Nick Brames	-Present	Chad Hurm, City Eng.	-Present
Dan Buck	-Present	Darla Blazey, Director of Community Development/Planning	-Present
Pat Lottes	-Present	Renee Kabrick, City Attorney	-Present
Kevin Manley	-Absent		

PLEDGE OF ALLEGIANCE

President Lorey led the Pledge of Allegiance.

APPROVAL OF THE MINUTES

Minutes of the June 3, 2015 regular meeting were reviewed. Vice President Jim Schroeder made a motion to approve the minutes as mailed. Nick Brames seconded it. Motion carried 9-0.

STATEMENT

President Lorey read the following statement. "We are now ready to being the public hearings scheduled for this evening. With respect to tonight's meeting and public hearings, we are hereby incorporating by reference into the record of tonight's meeting and public hearings, City of Jasper Ordinance Number 1993-17, entitled "Zoning Ordinance of the City of Jasper, Indiana and its jurisdictional area" and any and all amendments thereto, and the City of Jasper Comprehensive Plan. Audio and videotapes of these proceedings are also incorporated by reference into this evening's record."

Petition of Cash Waggner Enterprise, LLC and 3 PEPLS Properties, LLC for primary approval of a proposed plat, Cash Waggner Campus, A Re-Plat of Lots 36, 37, and 38 in Maurice de St. Palais' Third Addition, recorded in Plat Book 2, Page 50, in the Office of the Recorder of Dubois County and Lots 10, 11, 12, 13, 14, and 15 in Flick & Schneider's Subdivision, recorded in Plat Book 3, Page 120 in the Office of the Recorder of Dubois County and all proposed necessary improvements thereof

Vice President Schroeder recused himself due to a conflict of interest.

Calvin Cash, co-owner of Cash Waggner & Associates, was present to request primary approval of a Replat of Lots 36, 37, and 38 in Maurice de St. Palais' Third Addition and Lots 10, 11, 12, 13, 14, and 15 in Flick & Schneider's Subdivision. The property is located at 402 E. Vine Street. Cash Waggner

Enterprise, LLC and 3 PEPLS Properties, LLC intend to replat the two subdivisions into one, Cash Waggoner Campus, consisting of three lots. Plans are to transform part of the property, site of the former JOFCO building, into 60-70 two-and-three-bedroom apartments. The project will be constructed by The Miller-Valentine Group, of Cincinnati, Ohio.

Attorney David Fritch, appeared on behalf of his client, Burkhart & Schroeder Investments, LLC, to inform the board that he filed a lawsuit concerning the company's tenants using a corner of the former JOFCO property. Burkhart & Schroeder Investments owns the building at 1313 Dewey Street, across the street from the former furniture factory. Stac Material Handling and Stac Industrial are housed in the building and use the northeast corner of 13th & Dewey Streets for large tractor trailers to turn and enter Stac's loading dock. Burkhart & Schroeder Investments is concerned about the parking and access along the street after the apartments are built. Attorney Fritch said the lawsuit is for a restrictive easement, which indicates that part of the property has been used for over 20 years by his client and previous owners and they have a legal right to continue using it.

Mr. Cash told the board that Cash Waggoner & Associates have discussed with Schroeder & Burkhart Investments about granting two easements so trucks could still access the dock; however, the parties disagree on whether or not the easement at 13th & Dewey Streets is needed.

Following some discussion, Attorney Kabrick advised the board to table the public hearing until next month's meeting to allow her time to conduct some research, since she does not think replatting would affect any kind of easement. The board agreed.

Randy Mehringer made a motion to table the public hearing. Pat Lottes seconded it. Motion carried 8-0.

Update on Unified Development Code

Community Development & Planning Director Darla Blazey shared with the board that Aaron Kowalski, of Ratio Architects, will be emailing a draft copy of the Unified Development Code (UDO) to the board and also to committee members, council and department heads for review. Discussion will continue at next month's meeting.

ADJOURNMENT

With no further discussion, Dan Buck made a motion to adjourn the meeting, seconded by Cindy Recker. Motion carried 9-0, and the meeting was adjourned at 8:30 p.m.

Paul Lorey, President

Bernita Berger, Secretary

Recording Secretary, Kathy Pfister